

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
REPORT OF PLANNING COMMITTEE 3RD FEBRUARY 2001**

PRESENT Councillor J Johnston – Chairman

Councillors Mrs Daisy Bickley, Brine, J S Clark,
M Johnston, Pasley, Pickering, Terry, Walters

Mr Chris Tinker, Development Director of Crest Strategic Projects and Tony Kerr of Ove Arup were in attendance for the item on the Portishead Ashlands.

PLANNING APPLICATIONS

**00/P/0605/F ASSOCIATION OF PORTISHEAD BOWLING CLUB,
RODMOOR ROAD, LAKESIDE GROUNDS, PORTISHEAD**

Removal of condition 3, of Planning Application 00/P/0605, restricting use to non- drinks licensed club.

The Committee raised no objections.

Recommend APPROVAL.

**01/P/0010/O AVON & SOMERSET CONSTABULARY, LAND AT VALLEY
ROAD, PORTISHEAD**

Construction of two storey steel framed building.

Councillor Walters declared a non-pecuniary interest in this application.

This outline application is for an additional 4000 square metres of office space (about 200 people) and 125 additional car spaces.

Car parking is currently being provided on the new tennis courts and other locations on the Police Headquarters site. This application may well create new jobs in the area.

Recommend APPROVAL.

**01/P/0035/O LAND ADJACENT TO CORNERS, 28 GARDNER ROAD,
PORTISHEAD**

New detached house.

This site is partially in the conservation area. Most homes in the area have fairly spacious grounds and such infill is inappropriate. The size of plot appears also to be less than shown.

Two objections from neighbours have been received.

Recommend REFUSAL on the grounds of over-development of the site and difficult access onto Woodhill Road.

PORTISHEAD ASHLANDS, PORTISHEAD (00/P/1844/OT2)

Housing development and associated infrastructure.

Chris Tinker gave a very comprehensive report to the Committee on the Ashlands and environ plans plus an outline on the other phases. There followed a 2½ hour discussion on this project.

A paper will be prepared based on the notes of members present and this will be circulated to Councillors in advance of the next Planning Committee Meeting. This will enable the Council to consider all the implications of the scheme prior to giving its response at the March meeting.

DELEGATED PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

00/P/2182/F 56 BADGER RISE, PORTISHEAD

Retrospective permission for rear conservatory.

The conservatory looks all right. It will be necessary to check with No. 58 for any valid objections.

Recommend APPROVAL.

00/P2194/F 111 NIGHTINGALE RISE, PORTISHEAD

New dormer in proposed bedroom/study over garage.

No objections – Recommend APPROVAL.

00/P/2205/F 17 WETLANDS ROAD, PORTISHEAD

Single storey extension, re-siting garage and driveway, roof-lights and window replacement, landscaping.

Recommend APPROVAL subject to the boundary fence only being along Honeylands and not more than 1.2 metres high.

00/P/2212/F 2 HARMONY DRIVE, PORTISHEAD

Proposed single storey front and rear extensions.

The extension should improve the appearance of the property. Neighbour at 235 is quite happy with the alterations but the neighbour at 237 was not available.

No objections – Recommend APPROVAL.

00/P/2216/F

35 BROCK END, PORTISHEAD

Demolish existing garage. Construct two storey side extension with integral garage.

There is plenty of room for the extension. The neighbour at No. 29 was unavailable for comment.

No objections – Recommend APPROVAL.

01/P/0071/O

COMBE HOUSE, COMBE ROAD, PORTISHEAD

Demolition of existing building and redevelopment to construct 3 storey building to provide 6 residential flats.

This application is an exact re-submission of the original application (00/P/0717/O) including the landscaping amendment, which was refused by North Somerset Council.

The proposed building is considered to be too massive for the site. There is also the problem of inadequate car parking for the size of the building.

Recommend REFUSAL.

DELEGATED PLANNING APPLICATION AMENDMENTS AS REPORTED BY THE PLANNING CHAIRMAN

00/P/1948/F

29 BEACH ROAD EAST, PORTISHEAD

Erection of 2 storey and first floor side extension together with rear conservatory. (Amendment dated 28th December, 2000, comprising revised elevations to extension over garage.)

This amendment looks to be an improvement.

No objections – Recommend APPROVAL.

00/P/2051/RG3

ST BARNABAS PRIMARY SCHOOL, WEST HILL, PORTISHEAD

Erection of new school to include retention of existing administration block. (Amendment dated 4th January, 2001, comprising inclusion of natural stone and brick detailing on the external elevation on the West Hill elevation).

This is a minor and welcome amendment. No objections.

Recommend APPROVAL.

OTHER PLANNING MATTERS

FORMER ST PETERS' SCHOOL, HIGH STREET, PORTISHEAD

The Committee considered a request from North Somerset Council for the Town Council's views on two particular aspects of the outstanding planning applications for the former St Peters School Site – demand for community use and condition of building.

The Committee considered both items in detail and recommend that:

1. Is there a demand for this school site for 'Community Use' (in accordance with the approved plan), bearing in mind the size of the site and the poor condition of the existing building.

The Committee considered that there is a demand for 'Community Use' for the site and draw North Somerset Council's attention to their previous response to planning application no 00/P/1183/RG3: -

Recommend APPROVAL subject to

- The railings and stone being retained on site
- Community facilities for the elderly being provided

2. Is the building by virtue of its condition and history, worth keeping.

The majority of the Committee did not consider the building was worth retaining.

There being no further business the meeting closed at 12.30pm.